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Urban Land and Lot Supply in the Calgary Region

PROSPECT

Urban Land and Lot Supply in the Calgary Region

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Table of Contents

Introduction 1

Executive Summary 3

Definitions 4

Urban House Price Trends In Region 5

Current Inventory of R-1/R-2 Lots by Municipality 7

Estimated Supply of Unsubdivided Residential Land 11

Non-Residential Lot and Land Supply by Municipality 15

Acres Annexed by Year by Municipality 17

Summary and Conclusions 19

APPENDIX A 20

Introduction

This report is one of a series of Commission reports entitled Prospect. The purpose of these reports is to provide background information for land use planning decisions.

The status of land and lot inventories are of fundamental importance in land use planning. In conjunction with demand schedules, inventories outline shortages - or surpluses - of land for development in the immediate future. A municipality's supply and demand status will largely determine the flow of future applications for additional development.

The study does not include the region's four rural municipalities, where land supply issues are not generally considered critical.[1] In addition, price data on existing residential land uses in rural areas are fragile. Readers interested in rural activity are referred to the Calgary Regional Planning Commission's October 1990 edition of the Regional Trends Review. Neither does this report include multi-family sites, which offer varying density capacities and, in general, receive greater public scrutiny than proposals for single-detached housing.

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The bulk of the information, valid for late 1990, presented in this report is extracted from the Vacant Lot Survey by Alberta Municipal Affairs. Supplementing the findings of that study are data from the City of Calgary and CRPC data on the following municipalities: Beiseker, Canmore, Chestermere Lake, Cluny, Cochrane, Crossfield, Ghost Lake, Gleichen, Turner Valley and Waiparous. A map of the Calgary Region is provided on the following page.

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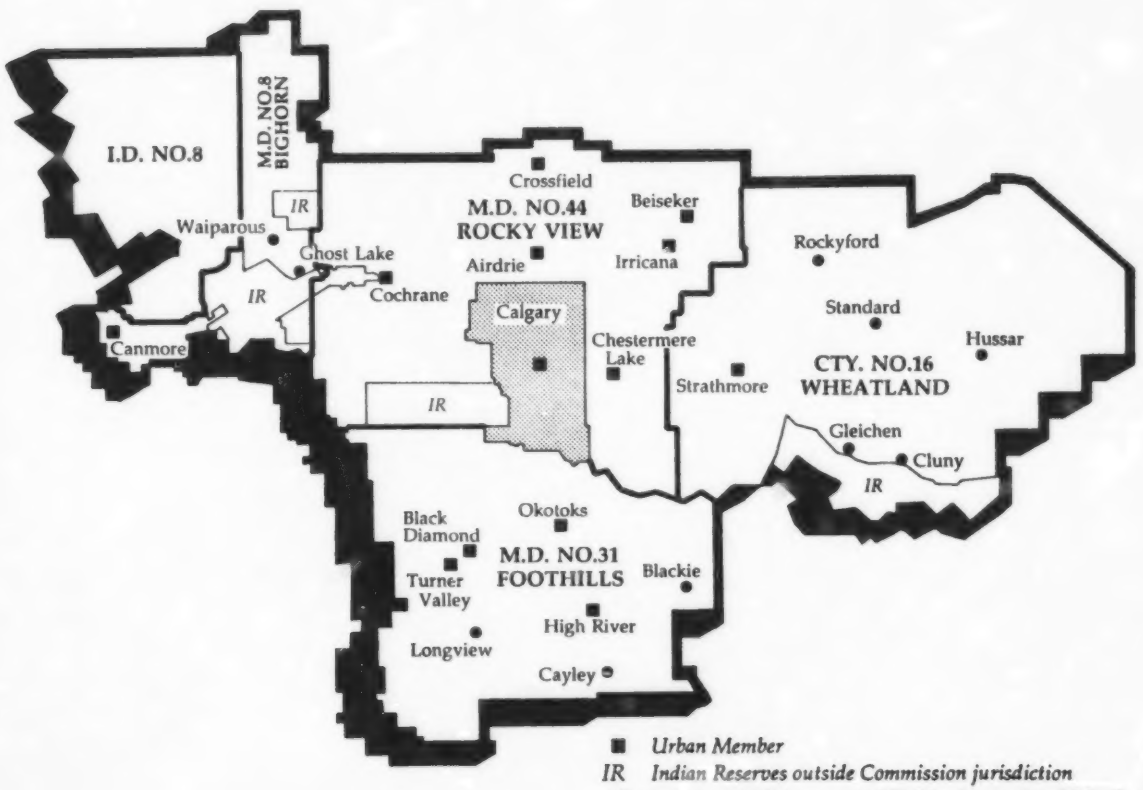
[1] *The annual Vacant Lot Survey by the Province does not cover rural areas.*

CALGARY REGIONAL PLANNING COMMISSION



■ *Urban Member*

IR Indian Reserves outside Commission jurisdiction

All rural municipalities, except I.D. No. 8, appointed Members

Executive Summary

Major findings of this report are as follows:

- Positive upward price movement in average MLS resale homes has acted as a catalyst for new residential development.
- Inventories of serviced residential land in the Region's urban centres are not excessive with an average of 2.0 years' supply.
- The urban centres, excluding the City of Calgary, have an average inventory of 4.4 years' supply of serviced residential land.
- Average annual demand for R-1 and R-2 lots for urban areas in the Region is 5,590 units or, at 5 units per gross acre, approximately 1,100 acres.
- Total annual demand for single-detached housing in five major urban areas surrounding Calgary can be expected to rise from 447 units to 596 units by 1996.
- There is in excess of twenty years' supply of identified unsubdivided residential land in inventory; outside Calgary, urban areas with identified inventories have capacities sufficient to more than triple their combined population.
- About half of the recorded inventory of 148.1 acres of commercial land are in the three municipalities of Cochrane, Okotoks and Gleichen.
- With a total of 59,206 acres being transferred from rural to urban jurisdictions in the 1980-1990 period via the process of annexation, ample land supplies will likely reduce requests for annexation.

Definitions

This study is adopting the definitions of lot and land status employed in Alberta Municipal Affairs' Vacant Lot Study[1] report and stated in their entirety below:

Vacant Serviced Lot is defined as:
a vacant parcel which is registered, serviced to municipal standards and available for the immediate development of a residential, commercial, industrial or other "final" urban land use.

Land and Lots Under Development is defined as:

(a.) land under active application for subdivision where the land uses have been designated under the land use bylaw but where a final decision has not yet been made or where the approved subdivision application has not yet been registered; or

(b.) lots which have been created by the registration of a plan of subdivision but are not available for the immediate development of "final" urban uses because approval conditions and/or servicing has not been completed.

Raw Land is defined as:

(a.) lands designated as "urban reserve" or "agricultural" under the municipal land use bylaw which is being held by the public or private sector for long term urban expansion and development; or

(b.) parcels of land designated under the land use bylaw for residential, commercial or industrial use where it is anticipated that there will be further subdivision and/or redesignation prior to the final development of urban land uses.

[1] *Source: Alberta Municipal Affairs, Vacant Lot Study, July 1991, p.23.*

Urban House Price Trends In Region

To help define the context for estimating levels of new residential development, it is important to examine the existing housing market. Given that "a general revival of housing activity in any centre is conditional on a prior turn-around in the resale market"[1] the state of the existing market is a major driving force in generating new residential development. Strong upward price movement in the existing stock will stimulate new activity, whereas stagnant - or declining - price movements make the existing market more attractive to the consumer than new development. In this environment, builders are unable to compete with the existing lower-priced market and, therefore, do not build.

Within the Calgary Region, at present, reliable data through the Calgary Real Estate Board exist for only five urban municipalities: Airdrie, Calgary, Cochrane, Okotoks and Strathmore. Data for other areas is deficient in either frequency or volume for reliable measurement.

Historical price comparisons for the aforementioned urban centres over the 1985-1990 period are provided below:

TABLE ONE
MLS Resale Average Price ($) Comparisons, 1985-1990
Selected Comparisons

	Municipality				
Year	**Airdrie**	**Calgary**	**Cochrane**	**Okotoks**	**Strathmore**
1990	94,590	121,842	115,467	121,829	79,255
1985	62,919	80,183	69,348	74,222	63,693
Difference	31,671	41,659	46,119	47,607	15,562
Percent	50.3	51.9	66.5	64.1	24.4

Source: Calgary Real Estate Board

[1] *Clayton Research, Canadian Housing, April 1991.*

Strong average resale price rebounds have occurred in most of these centres since the mid-1980's Alberta recession. This recovery in the existing market has played a major role in resurgence in building permit activity for new units in these centres.[1]

If the above relationship of existing market trends being a predictor of potential new development holds true, then the ranking of municipalities having the greatest relative growth potential for new development is as follows:

A. Cochrane
B. Okotoks
C. Calgary
D. Airdrie
E. Strathmore

A February 1991 housing study for the Town of Canmore stated an average price of $139,549 for existing single-detached homes ($109,900 for semi-detached) for the January-October 1990 period,[2] but historical data for comparison purposes are unavailable. This figure is about half the current value of $265,000 for "a typical bungalow in Banff."[3] Therefore, one home in Banff buys two in Canmore. In the absence of historical data, the current high prices for existing housing in Canmore suggest very high growth potential for new development as well.

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[1] *See Appendix A.*

[2] *Town of Canmore, The Canmore Housing Market, February 1991, p.9.*

[3] *Royal LePage, Survey of Canadian House Prices, Summer 1991.*

Current Inventory of R-1/R-2 Lots by Municipality

Total building permit activity for new residential development in the 1980-1990 period is located in Appendix A, as previously noted.[1] This information is supplied to give an historical perspective for all municipalities in the Region. Extracted from this inventory (which includes multi-units) is average annual demand data for R-1 (single-detached) and R-2 (semi-detached)[2] lots for the 1989-1990 period. This data[3] forms the demand component of the information presented in Table Two.

On the supply side, two separate components constitute total supply: the number of vacant and serviced lots plus the number of vacant and developing lots. These two values totalled are divided by demand, yielding total years' supply, as is presented in the table.

The norm for total years of supply by municipality was at 2.0 years in 1990. However, inventories without Calgary data were considerably higher, with 4.4[4] years' supply at current demand. Inventories are necessary to ensure a steady supply of lots to the marketplace as demanded by the market. Time lags are also required to bring serviced lots onto the market.

Municipalities above the Region's norm (excluding Calgary) of 4.4 years' supply can be deemed to have above average supplies and this will likely diminish the flow of new applications. Abundant supplies are also likely harmful to lot price trends. A corollary of this premise is that below-average supplies will increase the flow of new business because the local market has a good supply-demand balance. Examples in the Region are Black Diamond and Cochrane.

Municipalities having an inventory of under 4.4 years' supply are Canmore, Crossfield, High River and Irricana. Boosted both by rising demand since the late 1980s (Appendix A), and current healthy inventories, future levels of applications for new development can be expected to be high.

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[1] Notwithstanding comments in Chapter One, strong surge in Strathmore attributable to new commercial developments and ability to provide affordable housing.

[2] Accounting for only two percent of singles categories, R-2 data are not considered separately here.

[3] If nil activity, schedule assumes nil future demand (not necessarily true statement).

[4] Excludes municipalities with nil inventories.

TABLE TWO
R-1,R-2 Lot Inventories, 1990

Municipality	Average Annual Demand[1]	Vacant & Serviced Lots[2]	Total Developing Lots[3]	Total Vacant & Developing Lots	Years of Inventory
Airdrie	130	395	352	747	5.7
Beiseker	6	49	0	49	8.2
Black Diamond	8	7	4	11	1.4
Blackie	1	0	0	0	0
Calgary	4,951	7,097	1,305	8,402	1.7
Canmore	103	234	52	286	2.8
Cayley	0	1	0	1	0
Chestermere Lake	17	0	0	0	0
Cluny	0	0	0	0	0
Cochrane	94	31	67	98	1.0
Crossfield	33	70	13	83	2.5
Ghost Lake	0	0	0	0	0
Gleichen	1	33	0	33	33
High River	90	107	220	327	3.6
Hussar	0	29	0	29	0
Irricana	11	39	0	39	3.5
Longview	1	0	0	0	0
Okotoks	67	167	444	611	9.1
Rockyford	0	25	0	25	0
Standard	2	27	0	27	13.5
Strathmore	66	188	148	336	5.1
Turner Valley	9	40	2	42	4.7
Waiparous	0	0	0	0	0
Total Region	5,590	8,539	2,607	11,146	2.0
Calgary	4,951	7,097	1,305	8,402	1.7
Remaining Region	639	1,442	1,302	2,744	4.2
Remaining Region With Inventory	620	1,442	1,302	2,744	4.4

[1] *Building Permit Trends for average of 1989-90 Period.*

[2] *Vacant Lot Survey by Alberta Municipal Affairs; CRPC; City of Calgary.*

[3] *Vacant Lot Survey by Alberta Municipal Affairs; CRPC; CMHC.*

Seven municipalities were identified as having inventories above the benchmark figure of 4.4 years' supply. It would appear that some have high inventories due to their low absorption rate while others are high due to their high absorption rates, that is, some have inventory left over while others deliberately keep a large inventory to keep up with surges in demand.

Historical demand schedules cited above may be usurped by changing demographics. A focus on the demographics of five major urban centres surrounding Calgary reveals expected strong increases in the prime home-buying age groups of 25-34 in most centres.

TABLE THREE
Population Trends, 25-34 Age Group
Selected Centres

Municipality	1996	1991	% Change
Airdrie	3,612	2,540	42.2
Cochrane	1,324	918	44.2
High River	1,198	989	21.1
Okotoks	1,380	1,271	8.6
Strathmore	1,019	717	42.1
TOTALS	8,533	6,435	33.3

Source: 1991 data from CRPC Annual Census, 1996 data based on "best fit" growth record from 1986-91 trend. No reliable projection for Canmore available.

The 1996 population aged 25-34 is drawn from the Prospect projections done in 1989. More recent population research tends to indicate that the 1989 work likely underestimated the number of 25 to 34 year olds in the urban centres outside Calgary. Therefore, the trends for 1996 noted in Table Three are also likely to be underestimates but still usefully illustrate the order-of-magnitude of anticipated change.

The Town of Cochrane is expected to experience the highest relative rate of growth to 1996 in this age group, followed very closely by Airdrie and Strathmore.

The above projected increases matched with current demand would yield potential demand for new single-detached units as follows:

TABLE FOUR
Demand for New Single-Detached Homes
Selected Centres

Municipality	Current Demand	Increase Factor (%)	Demand 1996
Airdrie	130	42.2	185
Cochrane	94	44.2	135
High River	90	21.1	109
Okotoks	67	8.6	73
Strathmore	66	42.1	94
TOTALS	447	33.3	596

Total demand for these centres can be expected to rise from 447 units per annum at present to an annual production level of at least 596 units by 1996.

Estimated Supply of Unsubdivided Residential Land

Table Five presents total land areas identified in municipal documents specifically for residential development. This inventory does not include additional areas that may be held under urban reserve or recently annexed areas for which no municipal intentions have been stated. These other lands are identified in Table Six which shows all raw land by land use bylaw category as reported by each municipality to the Department of Municipal Affairs. In this respect, potential lands specifically identified for residential development are usually a minimum value; redesignation often does not take place until development is imminent. Similarly, the fact that there are no lands identified for residential development does not necessarily imply impending shortages and may, in fact, indicate a lack of demand. It is noted that most municipalities have nil inventories identified.

In Table Five, total lands earmarked for residential development are multiplied by a value of 16 persons per gross acre,[1] (or 5 units per gross acre) to derive potential population capacity. It is cautioned that these density values can vary from not only area to area, but within each municipality. The Canmore Urban Fringe Study notes that "development density in new areas is as low as 9 persons per gross developable acre" (p.25). Obviously, differing density demand schedules will result in differing population capacities.

Table Five discusses capacity beyond the immediate inventory situation described in the previous section. Totals are provided only for reader interest; obviously lands are not exchangeable among urban municipalities. It appears from the overall regional view that inventories required for future development are ample although the distribution of these supplies among various urban centres may be inappropriate to future needs. Land supplies (where identified) are sufficient to accommodate a 49 percent population increase in the Region. At an average annual growth rate of 2.2 percent per annum,[2] there is an inventory of over 20 years of residential land supply (data only for 10 municipalities). Further linkage with data in Table Two suggests overall inventories of about 26 years.

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[1] *Sources: City of Calgary, Short Term Growth Management Strategy, Information Update, October 1990, p.9; Town of Canmore Urban Fringe Boundary Proposal by CRPC, April 4, 1985, p.25; Town of Okotoks General Municipal Plan 1990, p.10.*

[2] *CRPC, Prospect '91 - Recreation Trends in the Calgary Region, June 1991, p.2.*

Municipalities having the greatest amount of residential land for long-range needs relative to their 1990 population base are Beiseker, Cayley, Cluny, Cochrane and Gleichen, whereas centres such as Irricana, Crossfield, Calgary and Turner Valley have the least amount of land available. These municipalities are the most likely candidates for future land use redesignations or annexation proposals depending on the municipal jurisdiction of the land supply.

Table Six displays raw land inventories by five land-use bylaw categories, based on available data from the Provincial survey. Notwithstanding the relative paucity of data on a region-wide basis, this table is presented primarily to demonstrate that municipalities may have land available under an urban reserve classification for future residential development. For example, High River has nil identified land inventories for residential development (Table Five), but has 644.4 acres in inventory under the urban reserve category (Table Six).

TABLE FIVE
Unsubdivided Residential Land Inventories as Identified by Municipal Statute, 1990

Municipality	Population 1990	Gross Residential Acres	@ 16 Persons Per Acre	Total Additional Population Capacity	% Population Increase Capacity**
Airdrie	11,904	436	16	6,976	59
Beiseker	542	160	16	2,560	472
Black Diamond	1,567	0	16	0	0
Blackie	266	0	16	0	0
Calgary	692,885	20,390	16	326,240	47
Canmore	5,324	0	16	0	0
Cayley	216	45	16	717	333
Chestermere Lake	782	0	16	0	0
Cluny	94	19	16	304	323
Cochrane	4,898	1,470	16	23,520	480
Crossfield	1,613	47	16	752	47
Ghost Lake	28	0	16	0	0
Gleichen	327	79	16	1,264	387
High River	5,754	0	16	0	0
Hussar	151	0	16	0	0
Irricana	769	9	16	144	19
Longview	286	0	16	0	0
Okotoks	6,380	0	16	0	0
Rockyford	311	0	16	0	0
Standard	336	0	16	0	0
Strathmore	3,746	0	16	0	0
Turner Valley	1,317	70	16	1,120	85
Waiparous	16	0	16	0	0
Totals	739,512	22,725	16	363,597	49
Region, Excluding Calgary*	21,680	2,316	16	37,056	171

** Excludes municipalities with nil identified inventories.*
***Redesignation often does not take place until development is imminent. Low percentages in increase capacity do not necessarily imply shortages.*

TABLE SIX
Calgary Region Urban Centres
Raw Land Inventory (Acres) by Land Use Bylaw Category

Urban Municipalities	Residential	Commercial	Industrial	Agricul-tural	Urban Reserve
Airdrie	436.0	0.0	70.0	0.0	2240.0
Beiseker	160.0	0.0	35.0	0.0	205.0
Black Diamond	0.0	0.0	0.0	0.0	261.5
Blackie	0.0	0.0	0.0	0.0	0.0
Calgary	N/A				
Canmore	N/A				
Cayley	44.8	0.0	0.0	0.0	0.0
Chestermere Lk.	N/A				
Cluny	N/A				
Cochrane	N/A				
Crossfield	N/A				
Ghost Lake	N/A				
Gleichen	N/A				
High River	0.0	0.0	0.0	0.0	644.4
Hussar	0.0	0.0	0.0	0.0	116.3
Irricana	9.0	23.6	0.0	0.0	0.0
Longview	0.0	0.0	0.0	0.0	0.0
Okotoks	0.0	0.0	0.0	0.0	1531.8
Rockyford	0.0	22.4	0.0	0.0	117.5
Standard	0.0	0.0	30.5	0.0	197.8
Strathmore	0.0	0.0	0.0	0.0	1553.9
Turner Valley	N/A				
Waiparous	N/A				

Note: N/A - Data unavailable from Alberta Municipal Affairs' Study.
Source: Alberta Municipal Affairs, Vacant Lot Study, July 1991; Table 13 pp.72-77

Non-Residential Lot and Land Supply by Municipality

Residential land uses constitute by far the majority of identified land uses in most urban municipalities in the Region, but it is essential to have non-residential land uses to support this.

Table Seven displays available commercial and industrial land use inventories as of the Fall of 1990. The total[1] of 148.1 acres in the commercial category against a larger inventory of 471.9 acres of industrial land is similar to Provincial patterns. Commercial inventories (1,553.3 acres) are 56.8% lower than industrial land inventories of 3,600 acres.[2] Aside from the expected dominant supply position of the City of Calgary, the Town of Crossfield has the next greatest availability of industrial land (at 157.0 acres). For the Region outside the City of Calgary, total commercial inventories in Cochrane, Okotoks and Gleichen comprise about half of the total recorded inventory of 148.1 acres.

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[1] *Totals are provided more for reader convenience than for data utility; shortages and surpluses among municipalities are not always easily transferable.*

[2] *Vacant Lot Survey, Tables 11-12.*

TABLE SEVEN
Vacant and Developing Non-Residential Lots and Land, 1990
Urban Areas, Calgary Region

A. Urban Areas Surrounding Calgary[1]	A. Commercial		B. Industrial	
	Number of Lots	Area (Acres)	Number of Lots	Area (Acres)
Airdrie	1	2.0	32	68.0
Beiseker	12	1.0	2	1.4
Black Diamond	22	4.6	0	0
Blackie	0	0	0*	0.7
Canmore (1989)	1	15.4	14	22.5
Cayley	0	0	0	0
Chestermere Lake	0	0	0	0
Cluny (1989)	9*	0	0	0
Cochrane (1989)	23	32.4	16	11.4
Crossfield (1989)	28	11.6	49	157.0
Ghost Lake	0	0	0	0
Gleichen	n/a*	20.2	n/a*	79.6
High River	22	12.8	56	83.0
Hussar	8	1.2	0*	2.2
Irricana	21	5.5	0	0
Longview	0	0	0	0
Okotoks	20	21.1	21	20.1
Rockyford	0	0	0	0
Standard	2	0.7	18	10.6
Strathmore	19	16.4	20	15.4
Turner Valley	7	3.2	0	0
Waiparous	0	0	0	0
TOTALS	195	148.1	228	471.9

Sources: Alberta Municipal Affairs, Vacant Lot Study, July 1991; City of Calgary, Calgary Industrial Land Survey, July 1990; CRPC. Data availability as of 1989 where indicated.

** As reported by Alberta Municipal Affairs.*

[1] *Comparable values could not be obtained for the City of Calgary with the exception of the industrial area column at 1,562 acres.*

Acres Annexed by Year by Municipality

Once land supplies appear to have been depleted, long-range land inventories are usually accommodated through the process of annexation.

Table Eight provides a chronology of land annexation by municipality since 1980 in the Calgary Region.[1] The table lists total areas added to municipal jurisdictions (all urban), but does not break out the portion of lands that are considered developable.

It is apparent from a review of the table that the frequency of annexations in the Region has abated since the early 1980s. The peak year of six approvals in 1981[2] coincided with the peak of the Alberta boom in energy resources. The total of ten annexation approvals for the 1980-1981 period is more than the total of nine annexations for the 1985-1990 period, an era of moderate growth in the Region.

Although the actual numbers of annexation approvals declined in the 1985-1990 period, total volume of land annexed to urban municipalities soared from 16,676 acres in the 1980-1985 period to 42,530 acres in the 1985-1990 period. The vast majority (92.2%) of this increase was the 1989 annexation of various lands from both the M.D. of Foothills and the M.D. of Rocky View to the City of Calgary. This increment yields a total of 59,206 acres that have changed hands from rural to urban municipal jurisdictions in this period.[3] This transfer of land is equal in size to over half the City of Calgary's current area.

In summary, the diminished frequency of annexations in the Region suggests that, on balance, needs for land consumption for urban municipalities are largely satisfied. The situation, of course, varies considerably from municipality to municipality. Annexations are not based solely on economic and population growth potentials. The intentions of landowners, developers, and councils are also important considerations. Overall, it is expected that the number of annexation applications in the early 1990s should decline.

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[1] *Table does not include the 13,319-acre annexation to the Town of Canmore in 1991. (Source: L.A.B., No. 19865.)*

[2] *Some municipalities may have more than one annexation approval per annum.*

[3] *The Canmore annexation in 1991 raises the total in the Region to 72,525 acres.*

TABLE EIGHT
Areas (Acres) Annexed by Year, Calgary Region 1980-90

Municipality	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990
Airdrie	640						1935				
Beiseker			106	596							
Black Diamond	50	284									
Blackie											
Calgary	2040	1585	163	6456	53	251				39232	
Canmore						110					
Cayley											
Chestermere Lake										332	
Cluny											
Cochrane	2300										40
Crossfield		320					8				
Ghost Lake											
Gleichen											
High River					900				344		
Hussar											
Irricana											
Longview											
Okotoks								640			
Rockyford											
Standard											
Strathmore		75	748								
Turner Valley											
Waiparous											
TOTALS	5030	2263	1017	7052	953	361	1942	640	344	39564	40

Source: Local Authorities Board (L.A.B.).

Summary and Conclusions

Recent positive residential resale price trends have helped boost new permit activity in the Calgary Region. Municipalities and developers have responded to these higher demand levels with adequate supplies in the immediate term. The fact that current inventories are not generally excessive signals the need for ongoing supply of unsubdivided residential lands. These are required to provide an assured supply of units to the market in the short-term. Less certain appear to be requirements for land annexations on the basis of need, given the overall land supply inventories in excess of twenty-five years.

APPENDIX A

TOTAL RESIDENTIAL PERMIT UNITS

Municipality	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990
Airdrie	768	659	191	103	10	10	9	13	40	123	178
Beiseker	21	2	5	1	0	0	0	0	0	0	11
Black Diamond	5	12	32	8	1	0	1	2	2	12	15
Blackie	0	0	0	0	0	0	0	0	0	0	1
Calgary	12367	22407	6611	3404	1768	2416	2521	3886	3777	6451	5760
Canmore	173	136	61	82	25	40	58	155	84	188	107
Cayley	0	0	0	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0	0	0	33
Cluny	0	0	0	0	0	0	0	0	0	0	0
Cochrane	119	136	37	48	6	14	9	24	26	57	145
Crossfield	39	37	44	19	5	0	6	8	10	38	28
Ghost Lake	0	0	0	0	0	0	0	0	0	0	0
Gleichen	0	0	0	0	0	0	0	0	0	0	2
High River	76	112	71	50	31	12	19	20	19	71	188
Hussar	0	0	0	0	0	0	0	0	0	0	0
Irricana	16	33	0	0	1	2	0	1	0	4	16
Longview	1	4	1	2	0	1	0	0	1	0	2
Okotoks	248	272	136	11	0	2	0	16	68	112	98
Rockyford	0	0	0	0	0	0	0	0	0	0	0
Standard	4	4	0	2	1	0	5	1	0	0	2
Strathmore	79	91	124	35	12	17	4	19	11	31	119
Turner Valley	13	29	7	14	3	0	1	1	0	6	11
Waiparous	0	0	0	0	0	0	0	0	0	0	0
Wheatland Co.	0	0	0	0	0	0	0	0	0	0	0
Bighorn MD	6	8	12	9	6	5	6	7	3	12	14
Foothills MD	116	78	54	52	50	50	37	103	87	93	193
Rocky View MD	200	156	86	69	62	71	81	149	143	315	404
Total Region	14251	24176	7472	3909	1981	2640	2757	4405	4271	7513	7327
Calgary	12367	22407	6611	3404	1768	2416	2521	3886	3777	6451	5760
Remaining Region	1884	1769	861	505	213	224	236	519	494	1062	1567

Sources: Statistics Canada, Municipal Offices.